114.0	0004	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	761,800 / 761,800
					USE VALUE:	761,800 / 761,800
					ASSESSED:	761,800 / 761,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
238		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRYNGELSON PETER A
Owner 2:	CAMPBELL VICTORIA
Owner 3:	
Street 1:	238 MOUNTAIN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LUCEY M CHRISTINE/LIFE EST -
Owner 2:	LOFTUS JAMES TRS/MCB TRUST -
Street 1:	238 MOUNTAIN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,998 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 1945 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7998.000	299,200	600	462,000	761,800
Total Card	0.184	299,200	600	462,000	761,800
Total Parcel	0.184	299,200	600	462,000	761,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.67 | /Parcel: 391.6

Legal Description

User Acct 72977

GIS Ref

GIS Ref

Insp Date 08/23/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 114.0-0004-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	299,200	600	7,998.	462,000	761,800	761,800	Year End Roll	12/18/2019
2019	101	FV	236,200	700	7,998.	468,600	705,500	705,500	Year End Roll	1/3/2019
2018	101	FV	236,200	700	7,998.	349,800	586,700	586,700	Year End Roll	12/20/2017
2017	101	FV	236,200	700	7,998.	316,800	553,700	553,700	Year End Roll	1/3/2017
2016	101	FV	236,200	700	7,998.	303,600	540,500	540,500	Year End	1/4/2016
2015	101	FV	221,300	700	7,998.	257,400	479,400	479,400	Year End Roll	12/11/2014
2014	101	FV	221,300	700	7,998.	244,200	466,200	466,200	Year End Roll	12/16/2013
2013	101	FV	221,300	0	7,998.	232,300	453,600	453,600		12/13/2012

!8852!

PRINT

Date	Time
12/10/20	23:23:32

LAST REV

Date	Time
01/03/19	17:17:29

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8852

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUCEY M CHRISTI	56991-369		6/15/2011		526,000	No	No		
LUCEY CHRISTINE	25267-492		4/4/1995		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2018	1494	Insulate	5,428	C				
7/14/2016	982	Re-Roof	17,319		7/14/2016			Strip and reroof.
5/6/2013	644	Shed	3,254	C				
11/18/2008	1425	New Wind	3,287					

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2018	MEAS&NOTICE	BS	Barbara S
6/18/2013	Info Fm Prmt	EMK	Ellen K
6/28/2012	External Ins	BR	B Rossignol
2/9/2009	Info At Door	345	PATRIOT
2/10/2000	Mailer Sent		
2/7/2000	Measured	197	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	72977
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7998		Sq. Ft.	Site		0	70.	0.83	5									461,957						462,000	

Total AC/HA: 0.18361 | Total SF/SM: 7998 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 461,957 | Spl Credit | Total: 462,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.18984580
Const Adj.:	0.97020000
Adj $ / SQ:	121.211
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	367509
Depreciation:	68357
Depreciated Total:	299152

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	5	Baths:	2	HB	

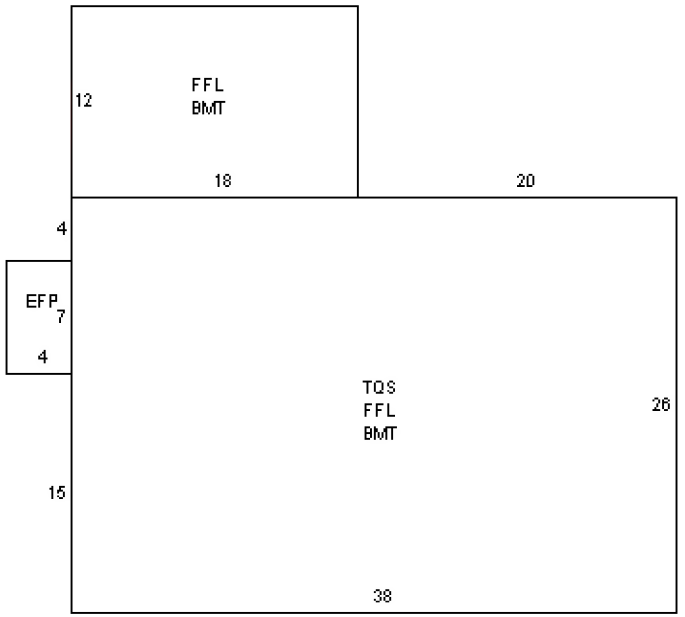
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	5	M
Totals			
1	7	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	121.21
Special Features:	0	Val/Su Net:	94.18
Final Total:	299200	Val/Su SzAd	153.83

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,204	36.360	43,781
FFL	First Floor	1,204	121.210	145,938
TQS	3/4 Story	741	121.210	89,817
EFP	Enclos Porch	28	70.440	1,972

Net Sketched Area:	3,177			Total:	281,508
Size Ad	1945	Gross Are	3424	FinArea	1945

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 114.0-0004-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	8 x 10	A	AV	2013	8.50	T	4.8	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600